

News Release

Winchester Hall / 12 East Church Street Frederick, Maryland 21701 CONTACT: Robin K. Santangelo Public Information Officer 301-600-2590 rsantangelo@FrederickCountyMD.gov

FOR IMMEDIATE RELEASE:

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COUNTY SCHEDULES MONROVIA TOWN CENTER REZONING REVISION & DRRA PUBLIC HEARINGS

FREDERICK, MD – The Frederick County Planning Commission has scheduled public hearings on the Monrovia Town Center Planned Unit Development (PUD) (Case #R-12-02) rezoning request revisions and the Development Rights and Responsibilities Agreement (DRRA) (#12-06) starting at 6:00 p.m. on Wednesday, March 19; Thursday, March 20, and Wednesday, March 26.

The hearings will be held in the first floor hearing room of Winchester Hall, 12 East Church Street, Frederick, Md. Sign-up sheets will be available beginning at 5:00 p.m. for those who wish to speak on these items during the hearings. Those who wish to speak must sign up on March 19 to speak during any of the continuing meetings.

The Planning Commission will start with a public hearing on the revised PUD rezoning followed by the review of the DRRA for a finding of consistency with the Frederick County Comprehensive Plan.

In addition, the Frederick Board of County Commissioners has scheduled public hearings on the Monrovia Town Center PUD rezoning request revisions and the DRRA for Tuesday, April 8; Wednesday, April 9, and Thursday, April 10. The public hearings will start at 6:00 p.m. in the first floor hearing room of Winchester Hall. Sign-up sheets will be available beginning at 5:00 p.m. for those who wish to speak on these items during the hearings. Those who wish to speak must sign up on April 8 to speak during any of the continuing meetings.

At a public hearing on January 16, 2014, the board voted to approve the PUD rezoning with the following revisions:

- Reduce the maximum number of dwellings that can be constructed from 1,510 to 1,250.
- Multi-family or two-over-two dwelling types shall not be permitted.
- The percentage mix of dwelling types shall be 70 percent single-family detached and 30 percent single-family attached/townhouses.
- A minimum of 50 percent (625 dwellings) of the total maximum number of dwellings constructed shall be agerestricted to persons 55 years of age or older.
- There shall be no access from this development, including the park area and high school site, to Weller Road.

(more)

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Due to these revisions of the PUD rezoning, the board did not hear the DRRA/Adequate Public Facilities Ordinance (APFO) case and it was determined that the revisions should be referred back to the Planning Commission, along with a revised DRRA and a revised APFO to reflect the reduced number of dwellings and the age-restricted component.

Because of the board's action, the county reopened the record of Case #R-12-02 - Monrovia Town Center PUD Phase I Application - for the limited purposes of requiring the applicant to revise the plans, studies and other materials and documentation to reflect the changes imposed by the board on the project.

The public hearings will be broadcast live on FCG TV, cable channel 19, and webcast at www.FrederickCountyMD.gov/video.

For more information, visit www.FrederickCountyMD.gov/planning or contact Planning Director Jim Gugel, Community Development Division, at 301-600-1144 or via e-mail at jgugel@FrederickCountyMD.gov.

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